

Summary of Written and Oral Submissions

Zoning By-law Amendment – 300 Mìwàte Private

Note: This is a draft Summary of the Written and Oral Submissions received in respect of Zoning By-law Amendment – 300 Mìwàte Private (ACS2021-PIE-PS-0002), prior to City Council's consideration of the matter on February 24, 2021.

The final Summary will be presented to Council for approval at its meeting of March 10, 2021, in the report titled 'Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of February 24, 2021'. Please refer to the 'Bulk Consent' section of the Council Agenda of March 10, 2021 to access this item.

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 3

Number of written submissions received by Planning Committee between January 4 (the date the report was published to the City's website with the agenda for the January 14 Planning Committee meeting) and February 11, 2021 (this committee meeting date): 3

Primary concerns, by individual

Peter Stockdale, email dated January 12 (oral and written submission)

- the proposal ignores the 7,000 year old sacred site, is contrary to the well-established public purpose of the islands entrenched in the 1854 Order in Council, the *BNA Act*, the federal Act respecting certain works on the Ottawa River, the seizure of parts of the island for public purposes in 1860, the 1880s and in 1926, and is contrary to article 12 of UN Declaration on the Rights of Indigenous People
- the proposal ignores 60 year Greber Plan for area as a central park and is contrary to zoning of Parks and Open Space zoning, which was glossed over by City officials, claiming it was industrially zoned
- the proposal continues the recolonization of this equivalent of Westminster, Mecca and the Wailing Wall; it extends the financial and moral liability of the City and people of Ottawa
- the City of Ottawa has sunk the most into the recolonization of this 7000-year-old sacred site - \$60M for unverified decontamination, hundreds of millions in dams and

turbines

- by relying entirely on the Algonquins of Ontario for cover, making them the only requirement for Algonquin consultation in the Official Plan, the City of Ottawa has no credibility with status Indian communities; this reconciliation is not credible and will be tolerated by the Chiefs and Councils
- we will pay dearly for ignoring Algonquin petitions for over 150 years, not dealing with the federal legislation, the underlying federal leases taken from the Algonquin and Nippissing, pretending that the fake deeds with their many conditions are freehold, with half Albert Island not being patented, the tax rolls not matching the zoning addresses - all are houses of cards that will fall, driven by our own arrogant belief that we will not be questioned, and if we are we will get exactly what we want because we've always gotten away with it
- it is disrespectful and an eyesore to have a building as high as Parliament; when presented to Council, the maximum building height for Zibi was 15 storeys, on the Quebec side, but this is 10 storeys higher
- Champlain Bridge views are misleading as they only appear to show from nearly on the Quebec shore
- no wind tunnel studies have been done to show the downdraft and wind shear effects of this building or an accumulation of them in a tightly packed space
- the archaeological study appears to end at the colonial period, and does not appear to attempt to dig down through 7,000 years of indigenous history
- Chaudiere Islands are known for their voids; some of the boreholes seem to stop after they get to bedrock; NCC boreholes were deeper and one showed a void below bedrock
- the name 'Private' conveys the idea that the public are not welcome to the park to enjoy vistas at the dam and to the sunset and sunrise parks
- the Head Street Square is barren of any life in the form of public art, or street commercial life
- the hot water from the Kruger Mill does not appear to be being used in these buildings
- the City agreed to ensure there would be affordable housing, no ten-storey quid-pro-quo was established
- the builders are to be congratulated for permitting rooming houses, a green roof, and birdfriendly windows

Judith King Matheson, Executive Director, Owl Wellness Learning Centre (oral and written submission)

- many Algonquin people and their allies spoke against the rezoning of these three Sacred Islands of Chaudière and the change from public to private zoning for the Zibi development; they wanted the islands left as was intended, to someday become a Park for all citizens of Canada, and to be returned to Elder William Commanda's Algonquin people so they could help the land be restored back to its original beauty before industrialization, and so the Algonquin people could teach us how to restore nature by natural ways as the world went through Climate Change; the City approved the rezoning and the lands have become limited access to Algonquin people and other First Nations, even though it is their church and sanctuary to do their ceremonies and to pray and give thanks and gratitude to the Earth, the Water and the Air; the Algonquin people's deep needs to feel and to be respected are not being acknowledged by the City
- redevelopment of these sacred islands is causing emotional spiritual for not just our Algonquin friends and sisters and brothers, but for many citizens of this Ottawa Gatineau region
- the ecology, wisdom and knowledge of the First Peoples of all countries is very relevant for the times we're living through, and while Councillors are working hard to try to listen to the needs of paying the bills, it's important to honour the perspectives and knowledge of indigenous peoples and their relationship with the earth, and how they work with nature, not against it, for all citizens of Canada and the planet; we must look at history in order to learn
- looking at planning committees throughout Canada, you constantly see that because of crises of paying bills, we are facing challenges where democracies are not healthy and cities are trying to pay the bills and pay for all the infrastructure simply on getting taxes from property owners, which puts councillors into a bind; it means we have to have the voices of developers heard more at City Hall than we hear from the citizens; it also means we live in a democracy where citizens have become very apathetic
- there has been an awakening up of people in this watershed, with people concerned about environment and other human beings; William Commanda's granddaughter has been speaking and pleading to say that their voices are not heard, and that they're beginning to feel that they're not real people and that they don't count
- there has to be compassion in making decisions, especially with the constant rising up of condos and cement replacing green spaces on these islands, that were once an ancient indigenous spiritual meeting place

- elected leaders at the federal and provincial governments need to be supported to begin to understand that democracy will only be as healthy as we seek to make it and we need to get together as a society, and Ottawa, as the capital of country, needs to have the National Capital Commission begin to hear the call of the Algonquin people, who have been waiting patiently for years
- political issues are life issues of survival for our own species; if we do not have the right information we cannot hope to inspire each other to resonate with One voice; how we respond rather than react to fear and the constant evident threat to our mutual survival as One human family will shape the destiny of our children's children's grandchildren and the future of this most Sacred Spiritual Territory of Indigenous wisdom and knowledge being acknowledged, respected and finally heard and truly deeply valued in this heart of democracy in the Nation's National Capital Region of Canada

Lindsey Lambert, email dated January 10 (written submission)

- the added height in the middle of the River will be a poor counterpoint to Parliament Hill and goes against the developer's original promise to have everything green and small-scale
- the City of Ottawa lacks the jurisdiction to make any decisions regarding the Chaudiere Islands; according to Federal legislation, Parliament has exclusive authority and must grant permission
- requested to be provided with copies of the Acts of Parliament transferring their exclusive authority over the Islands to the City of Ottawa or any other documentation that they have approved or directed the City to make these decisions
- reserved the right to appeal any decision that the City makes regarding these Applications

Primary reasons for support, by individual

Rodney Wilts, Theia Partners (representing the applicant) (oral submission). Paul Black, Fotenn; Tomer Diamant, Teeple Architects; Sean Lawrence, Kohn Architects were also present to answer questions.

- commend Ms. Matheson and Mr. Stockdale on their persistence and passion for sticking to their opposition to the project
- the issues they raised have been raised at every step and they have been adjudicated at the OMB, further appealed and there have been at least two lawsuits – all summarily dismissed, with comments about our exemplary level of consultation

- it is encouraging that there is more public access to the site and the falls now than at any time in living memory
- they are incredibly proud of their Algonquin collaboration, including a community event, an advisory council of Algonquin women and leaders, and an Algonquin workforce on site, including a significant chunk of their remediation team
- they are also quite proud about their zero carbon district energy system and the emerging park system that will come to life in the next couple of years
- they are open to further dialogue but they don't believe there are any new issues raised here that have not already been considered or that would stand in the way of them moving forward

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 18 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations with the following amendment:

WHEREAS Report ACS2021-PIE-PS-0002 recommends zoning changes to the lands known municipally as 300 Miwàte Private, including an increase to the maximum permitted height limit to 75.5 metres as shown on Document 4 of the report; and

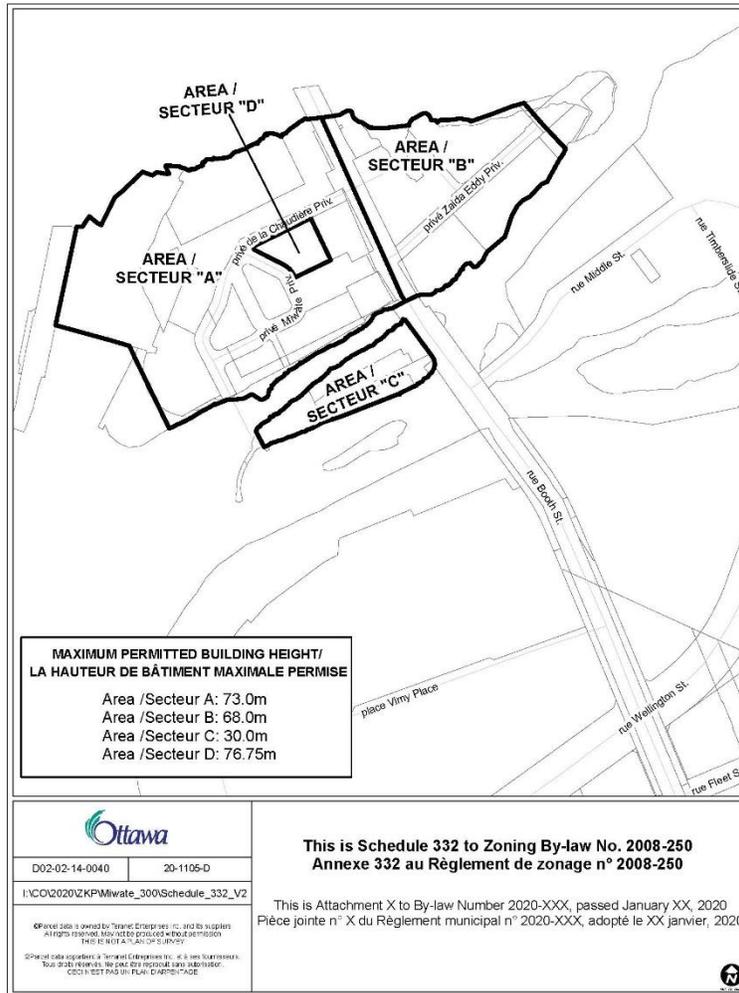
WHEREAS Document 3 of the report amends Part 17 of the By-law to introduce a revised Schedule 332 consistent with the recommended zoning details; and

WHEREAS through an additional review of the calculation of average grade for the proposed development, the height of the proposed building within Area D exceeds 75.5 metres, and should read 76.75 metres; and

WHEREAS notwithstanding the minor revision in the permitted height, the project as reviewed in report ACS2021-PIE-PS-0002 will remain a 25-storey mixed use building, with no additional density permitted as a result of the motion, if approved;

THEREFORE BE IT RESOLVED that the following changes be made to the staff report:

1. Document 4 of Report ACS2021-PIE-PS-0002 be replaced with the following revised schedule:



BE IT FURTHER RESOLVED That there be no further notice pursuant to subsection 34 (17) of the *Planning Act*.

Ottawa City Council

Number of additional written submissions received by Council between February 11 (Planning Committee consideration date) and February 24, 2021 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the report recommendations with the amendment approved by Planning Committee.